RECEIVED
By Tifani White at 2:46 pm, 8/28/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	JPL INVESTMENTS CORP OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP 8724 SW 72 ST NO. 382 MIAMI, FL 33173	Property Owner	PENDZINSKI JESSICA J PENDZINSKI JOSEPH J 3103 W SHADOW CREEK LOOP LECANTO, FL 34461
Property description	BLACK DIAMOND FIFTH ADD PB 16 PG 129 BLK B: LOT 6	Application date	Apr 28, 2026
		Certificate #	2024 / 3746
		Date certificate issued	06/01/2024
		Account number	3474021

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2024/3746	06/01/2024	10,327.05	1,286.58	11,613.63
			→ Part 2: Total*	**11,613.63**

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/4096	06/01/2025	10,517.19	6.25	554.34	11,077.78
				Part 3: Total*	**11,077.78**

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	22,691.41
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	9,935.94
4.	Property information report fee	250.00
5.	Tax deed application fee	175.00
6.	Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	1,983.14
7.	**Total Paid** (Lines 1-6)	35,035.49

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sabrina Maloy
Signature, Tax Collector or Designee

Citrus County, Florida

Date 28th of August, 2026

Send this certification to the Clerk of Court by 10 days after the date signed. *See Instructions on Page 2*

Part 5: Clerk of Court Certified Amounts (Lines 8-15)		
8.	Processing tax deed fee	129.00
9.	Certified or registered mail charge	0.00
10.	Advertising charge (see s.197.542, F.S.)	0.00
11.	Recording fee for certificate of notice	0.00
12.	Sheriff's fees	0.00
13.	Interest (see Clerk of Court Instructions, page 2)	0.00
14.	**Total Paid** (Lines 8-13)	129.00
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, and 15, if applicable)	35,164.49
17.	Redemption fee	6.25
18.	Total amount to redeem	35,170.74
	Signature, Clerk of Court or Designee	Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

FULL LEGAL (If applicable)

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 3474021

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

Tax Deed Applicant
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

Owner on Current Tax Roll
PENDZINSKI JESSICA J
PENDZINSKI JOSEPH J
3103 W SHADOW CREEK LOOP
LECANTO, FL 34461

Additional Parties, Per Search
BLACK DIAMOND PROPERTY OWNERS ASSOCIATION, INC.
2480 N HERITAGE OAKS PATH
HERNANDO, FL 34442 — Other Party

PARKLANE REAL ESTATE SERVICES, REGISTERED AGENT O/B/O BLACK DIAMOND PROPERTY OWNERS ASSOCIATION, INC.
2480 N HERITAGE OAKS PATH
HERNANDO, FL 34442 — Other Party

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923368

TitleExpress®
A service of Grant Street Group
339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

Account #	Parcel ID	Property Address
3474021	18E18S160170 000B0 0060	3103 W SHADOW CREEK LOOP LECANTO 34461

Legal Description
BLACK DIAMOND FIFTH ADD PB 16 PG 129 BLK B: LOT 6

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 3746	$634,325	No	No	No

Owner of Record on Current Tax Roll
JESSICA J PENDZINSKI
JOSEPH J PENDZINSKI

3103 W SHADOW CREEK LOOP
LECANTO FL 34461

Billing Name & Address

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 08/13/2026 **Search covers** **20 years** **through:** 08/11/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JESSICA J. PENDZINSKI AND JOSEPH J. PENDZINSKI 3103 WEST SHADOW CREEK LOOP LECANTO FL 34461	Warranty Deed Bk:3346 Pg:1970	

Related Documents (for Reference)

Warranty Deed (Deed out of the Developer)
Bk:2614 Pg:268

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
PARKLANE REAL ESTATE SERVICES, REGISTERED AGENT O/B/O BLACK DIAMOND PROPERTY OWNERS ASSOCIATION, INC. 2480 N HERITAGE OAKS PATH HERNANDO FL 34442	Sunbiz- HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023001022 BK: 3346 PG: 1970 1/6/2023 4:39 PM 1 Receipt: 2023000906
RECORDING $18.50 D DOCTAX PD $5,425.00

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, Fl 34465

File No. 22-10064

Parcel No.: 3474021

SPACE ABOVE THIS LINE FOR PROCESSING DATA | *SPACE ABOVE THIS LINE FOR RECORDING DATA*

This **WARRANTY DEED**, made the **28th** day of **November, 2022**, by **DOUGLAS J. HOLMBERG** and **MARILYN L. HOLMBERG**, husband and wife, hereinafter called the Grantors, to **JESSICA J. PENDZINSKI** and **JOSEPH J. PENDZINSKI**, wife and husband, whose post office address is **3103 West Shadow Creek Loop, Lecanto, FL 34461**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in City of Lecanto, County of Citrus, State of Florida, viz:

Lot 6, Block B of BLACK DIAMOND FIFTH ADDITION, according to the Plat thereof as recorded in Plat Book 16, Page(s) 129 through 142, of the Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2023001022 BK: 3346 PG: 1971 1/6/2023 4:39 PM 2 Receipt: 2023000906
RECORDING $18.50 D DOCTAX PD $5,425.00

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Stacey Clyatt

Witness Signature
Printed Name: Samantha Cavinee

L.S.
Name: Douglas J. Holmberg
Address: 42941 Littlehales Terrace, Unit 201, Ashburn, VA 20148

L.S.
Name: Marilyn L. Holmberg
Address: 42941 Littlehales Terrace, Unit 201, Ashburn, VA 20148

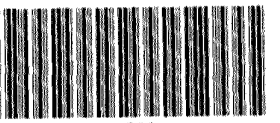
STATE OF FLORIDA
CITY OF LECANTO
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of November, 2022, by Douglas J. Holmberg and Marilyn L. Holmberg, who are personally known to me or who have produced DL as identification.

Signature of Notary
Printed Name:
My commission expires:

STACEY CLYATT
Commission # GG 366970
Expires September 8, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

18.50



2014014431 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $2,852.50
2014014431 BK:2614 PG:268
04/03/2014 09:24 AM 2 PGS
SSIMMONS,DC Receipt #013058

This Instrument Prepared by:
Name: *Stacey Clyatt, an employee of NORTH CENTRAL FLORIDA TITLE, LLC*
Address: *3517 NORTH LECANTO HWY BEVERLY HILLS, FL 34465 141-02010 RETURN TO GRANTEE*
Parcel I.D. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA *SPACE ABOVE THIS LINE FOR RECORDING DATA*

THIS SPECIAL WARRANTY DEED *Made the* 27th *day of* ***March****, A.D.* ***2014****, by* ***ESCALANTE- BLACK DIAMOND DEVELOPMENT LLC****, having its principal place of business at* 8101 South Park Way, Littleton, CO 80120, *hereinafter called the grantor, to* ***DOUGLAS J HOLMBERG*** *and* ***MARILYN L HOLMBERG, Husband and wife,*** *whose post office address is* 43258 KIMBERLY ANNE CT, ASHBURN, VA 20147, *hereinafter called the grantees:*

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: *That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in* ***Citrus County****,* ***State of Florida****, viz:*

Lot 6, Block B of BLACK DIAMOND FIFTH ADDITION, according to the Plat thereof as recorded in Plat Book 16, Page(s) 129 through 142, of the Public Records of Citrus County, Florida.

SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold *the same in fee simple forever.*

And *the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.*

In Witness Whereof, *the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.*

Signed, sealed and delivered in the presence of:

Jan L Hulse
Witness Signature

Jan L Hulse
Printed Name

Witness Signature

Jonathan Hack
Printed Name

ESCALANTE- BLACK DIAMOND DEVELOPMENT LLC

By: _____ *L.S.*
Name: Robert C. Silva
Title: managing member

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me this 27 *day of* ***March, 2014****, by* Robert C. Silva *as* Manging Member *of* ***Escalante- Black Diamond Development LLC****, a Florida corporation. He (she) is personally known to me or has produced* _____ *as identification.*

JAN L HULSE
Notary Public, State of Texas
My Commission Expires
March 27, 2016

Jan L Hulse
Notary Public
My commission expires 3/27/16



Detail by Entity Name

Florida Not For Profit Corporation
BLACK DIAMOND PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	N22553
FEI/EIN Number	59-3172015
Date Filed	09/17/1987
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	11/02/1995
Event Effective Date	NONE

Principal Address

2480 N Heritage Oaks Path
Hernando, FL 34442

Changed: 04/14/2026

Mailing Address

2480 N Heritage Oaks Path
Hernando, FL 34442

Changed: 04/14/2026

Registered Agent Name & Address

Parklane Real Estates Services
2480 N Heritage Oaks Path
Hernando, FL 34442

Name Changed: 04/13/2021

Address Changed: 04/14/2026

Officer/Director Detail

Name & Address

Title President

Cole, Timothy
2480 N Heritage Oaks Path
Hernando, FL 34442

Title Treasurer

Jeryl, Ludowese
2480 N Heritage Oaks Path
Hernando, FL 34442

Title Secretary

Booth, Richard
2480 N Heritage Oaks Path
Hernando, FL 34442

Title Director

Parr, Ryan
2480 N Heritage Oaks Path
Hernando, FL 34442

Title VP

Bruns, Connor
2480 N Heritage Oaks Path
Hernando, FL 34442

Annual Reports

Report Year	Filed Date
2024	02/15/2024
2025	04/24/2025
2026	04/14/2026

04/14/2026 -- ANNUAL REPORT	View image in PDF format
04/24/2025 -- ANNUAL REPORT	View image in PDF format
09/04/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
02/15/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
02/14/2023 -- ANNUAL REPORT	View image in PDF format
03/01/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
02/19/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/27/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format

04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
03/14/2012 -- ANNUAL REPORT	View image in PDF format
05/01/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
03/18/2008 -- ANNUAL REPORT	View image in PDF format
04/18/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
03/11/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
10/27/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2003 -- ANNUAL REPORT	View image in PDF format
05/29/2002 -- ANNUAL REPORT	View image in PDF format
05/10/2001 -- ANNUAL REPORT	View image in PDF format
08/21/2000 -- Reg. Agent Change	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
05/18/1998 -- ANNUAL REPORT	View image in PDF format
05/12/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Altkey: 3474021
PENDZINSKI JESSICA J

Parcel ID: 18E18S160170 000B0 0060
3103 W SHADOW CREEK LOOP , LECANTO, 34461

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	1803 - BLACK DIAMOND VILLAGE PLUS GOLF
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	002040 - BLACK DIAMOND 5TH ADDITION
Short Legal	BLACK DIAMOND FIFTH ADD PB 16 PG 129 BLK B: LOT 6
Est. Parcel Sqft	27,546
Est. Parcel Acres	.63
Map SC-TW-RG	21-18S-18E

Recording Activity Notification (RAN) system — WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	PENDZINSKI JESSICA J
Mailing Address	3103 W SHADOW CREEK LOOP LECANTO FL 34461

All Owners

Name	Owner Type
PENDZINSKI JESSICA J	HW - Husband And Wife
PENDZINSKI JOSEPH J	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$62,000	$572,325	$634,325	$634,325	$0	$634,325	$0	$9,608.92	Link
2024	$62,000	$571,402	$633,402	$633,402	$0	$633,402	$0	$9,549.73	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	$634,325	14.8298	$9,562.92

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$50.01

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/28/2022	$775,000	3346/1970	00-WARRANTY DEED	I
03/01/2014	$407,500	2614/0268	00-WARRANTY DEED	I
03/01/2011	$7,000,000	2408/1255	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permits

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
01/13/2015	201500330	25 X 44 POOL ENCLOSURE ONLY * NOC IN EBRIDGE FOR INGROUND SWIMMING POOL & ENCLOS	$5,000	
08/11/2014	201406639	25X44 INGROUND POOL W/CONCRETE DECK & BUILT IN SPA	$60,540	
12/17/2012	201208921	SCREEN ENCLOSURE 42 X 11 ON EXISTING SLAB*** NOC I	$4,450	
08/07/2012	201205321	SFD -- NOC IN OLPII FOR SFD ONLY **SITE APPROVED	$200,000	11/14/2012

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0105-SFR GOLF COURSE	U-UNIT	1.00	103.0	259			$62,000	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2012
Total FLA	2,704
Total Under Roof	4,030
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	06 - CONCRETE TILE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/1
Addl Fixtures	2
FPL: Stacks/Openings	/
RCN	641,722
RCNLD	536,475

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		2,704
1	SCR PORCH FIN	2012	464
1	GARAGE FINISHED	2012	744
1	OPEN PORCH FIN	2012	118

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	CONCRETE PATIO NO FOOTER-[1-SF]	2012	12	42	1	504	2,870
1	3	SCREEN ENCLOSURE ALUMINUM-[1-SF]	2014	36	42	1	1,512	9,020
1	4	SWIMMING POOL CONCRETE-[1-SF]	2014	28	14	1	392	17,410
1	5	SPA FOUNTAIN WITH WATERFALL-[3-UNIT]	2014			1	1	4,310
1	6	SUMMER KITCHEN-[3-UNIT]	2014			1	1	1,290

1	7	FRKLNSTL FRPLC GAS W/O CHIMNEY-[3-UNIT]	2014	1	1	950

Total Misc Value
35,850

Legal Description

Legal Description
BLACK DIAMOND FIFTH ADD PB 16 PG 129 BLK B: LOT 6

DISCLAIMER

Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923368

To: Tax Collector of CITRUS COUNTY, Florida

I,

JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date
3474021	2024/3746	06-01-2024
Legal Description		
BLACK DIAMOND FIFTH ADD PB 16 PG 129 BLK B: LOT 6		

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File
JPL INVESTMENTS CORP
OCEAN BANK AS CUSTODIAN FOR JPL INVESTMENTS CORP
8724 SW 72 ST NO. 382
MIAMI, FL 33173

04-28-2026
Application Date

Applicant's signature

Altkey: 3474021 **Parcel ID: 18E18S160170 000B0 0060**
PENDZINSKI JESSICA J **3103 W SHADOW CREEK LOOP , LECANTO, 34461**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	1803 - BLACK DIAMOND VILLAGE PLUS GOLF
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	002040 - BLACK DIAMOND 5TH ADDITION
Short Legal	BLACK DIAMOND FIFTH ADD PB 16 PG 129 BLK B: LOT 6
Est. Parcel Sqft	27,546
Est. Parcel Acres	.63
Map SC-TW-RG	21-18S-18E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	PENDZINSKI JESSICA J
Mailing Address	3103 W SHADOW CREEK LOOP LECANTO FL 34461

All Owners

Name	Owner Type
PENDZINSKI JESSICA J	HW - Husband And Wife
PENDZINSKI JOSEPH J	HW - Husband And Wife

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$62,000	$589,100	$651,100	$651,100	$0	$651,100	$0

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	$62,000	$572,325	$634,325	$634,325	$0	$634,325	$0	$9,608.92	Link
2024	$62,000	$571,402	$633,402	$633,402	$0	$633,402	$0	$9,549.73	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	000X	WITHLACOOCHEE RIVER BASIN	$651,100	14.5489	$9,674.80

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes.

Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$35.00
0131	FIRE SERVICES ASSESSMENT	$125.00
0154	STORMWATER	$50.01

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/28/2022	$775,000	3346/1970	00-WARRANTY DEED	I
03/01/2014	$407,500	2614/0268	00-WARRANTY DEED	I
03/01/2011	$7,000,000	2408/1255	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Legacy System Permits (Infor)

Permit Date	Permit Number	Description	Amount	Occupancy Date
01/13/2015	201500330	25 X 44 POOL ENCLOSURE ONLY * NOC IN EBRIDGE FOR INGROUND SWIMMING POOL & ENCLOS	$5,000	
08/11/2014	201406639	25X44 INGROUND POOL W/CONCRETE DECK & BUILT IN SPA	$60,540	
12/17/2012	201208921	SCREEN ENCLOSURE 42 X 11 ON EXISTING SLAB*** NOC I	$4,450	
08/07/2012	201205321	SFD -- NOC IN OLPII FOR SFD ONLY **SITE APPROVED	$200,000	11/14/2012

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0105-SFR GOLF COURSE	U-UNIT	1.00	103.0	259			$62,000	PDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2012
Total FLA	2,704
Total Under Roof	4,030
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP

Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	06 - CONCRETE TILE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/1
Addl Fixtures	2
FPL: Stacks/Openings	/
RCN	636,854
RCNLD	554,060

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING		2,704
1	SCR PORCH FIN	2012	464
1	GARAGE FINISHED	2012	744
1	OPEN PORCH FIN	2012	118

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	2	CONCRETE PATIO NO FOOTER-[1-SF]	2012	12	42	1	504	2,920
1	3	SCREEN ENCLOSURE ALUMINUM-[1-SF]	2014	36	42	1	1,512	8,790
1	4	SWIMMING POOL CONCRETE-[1-SF]	2014	28	14	1	392	16,970
1	5	SPA FOUNTAIN WITH WATERFALL-[3-UNIT]	2014			1	1	4,200
1	6	SUMMER KITCHEN-[3-UNIT]	2014			1	1	1,250
1	7	FRKLNSTL FRPLC GAS W/O CHIMNEY-[3-UNIT]	2014			1	1	910

Total Misc Value
35,040